SUNCHASE CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
NOVEMBER 11, 2010

MINUTES

BOARD MEMBERS PRESENT
Jim Babbitt
Norman McFadden
Caroline Stinson

OTHERS PRESENT
Mr. & Mrs. Barnicki, D-7
Carol Eschler, D-8
Jim Kehoe, L-7
Linda Babbitt, K-3
Ray Etheridge, Property Manager

CALL TO ORDER & NOMINATION OF OFFICERS
Jim Babbitt called the meeting to order at 6:52 p.m. Following are the Officers that were elected to serve for 2011:

Jim Babbitt - President
Norman McFadden - Vice President
Caroline Stinson - Secretary/Treasurer

The Board also decided that they meet at their regular schedule time, the second Monday of the month, the date will be December 13, 2010.

Caroline Stinson made a motion to approve the proposed budget as presented at the Owners Meeting for 2011. Jim Babbitt seconded this motion, which passed unanimously.

PROPERTY UPDATE
Painting of our balconies, decks and stairways was discussed. This job had been previously approved and was awarded to Russell Hester. However, Mr. Hester decided that he could not do the job based on his contract and withdrew. Additional bids have been obtained with Mr. Hester's bid being the lowest at $14,550, Ortiz Painting in the amount $15,475 and Montgomery Painting in the amount of $16,400. It had been previously discussed and Ray was asked to quote also. Ray had looked at it and had a representative from Pensacola Hardware on site who would provide the paint. Ray stated that he would do this at a max cost of $14,550, which was our lowest bid. There was a brief discussion following this whether the Association should buy the paint. It was decided with the paint coming from Pensacola Hardware, the owner of Pensacola Hardware and also an owner at Sunchase, and we would probably get our best job by the painting being handled as discussed above. Caroline Stinson made a motion that EPM paint our balconies, decks and stairway steps. Jim Babbitt seconded this motion, which passed unanimously.

Jim Babbitt informed the Board and owners present that the Santa Rosa Yacht Club has asked for a meeting with him, Ray Etheridge and engineers to discuss dredging at the marina. They have made a request that the spoils from their dredging be placed on Sunchase property and build a berm, which they stated would protect Sunchase in a minimal hurricane. Jim stated that they would also put some sea walls in, which would keep sand from washing into their boat slip areas. It is a concern of the Board that this would also cause sand to be deposited into Sunchase's cove, which would ultimately fill up, extend our beach and at some point may make our pier unusable. The Board discussed and then voted unanimously to not grant approval to the Santa Rosa Boat & Yacht Club to place their spoils on Sunchase property.

ADJOURNMENT
There was no further business and the meeting adjourned at 7:10 p.m.

Respectfully Submitted,

Ray O. Etheridge